



## 66127 Business project



Price 360 050 000 Ft

House area 416 m<sup>2</sup>

Lot size 497 m<sup>2</sup>

Rooms 6

Bathrooms 5

Living rooms 5

Kitchens 5

Floors 3

Built 2017

From Lake Balaton 129 km, 114 min.

From Spa Héviz 124 km, 111 min.

Energy efficiency

### Features

- Air-water heat pump
- Commercial properties
- Extra quality

We offer for sale this newly refurbished, extended and reconstructed guesthouse of 5 apartments. The building permit was granted in 2016, the occupancy permit in 2017! The building is situated on a 497 m<sup>2</sup> plot in Sopron. The Vienna airport is 70 km-s from here and the Bratislava airport located 90 km from Sopron. Sopron is the westernmost city of Hungary called as a city of Loyalty and Freedom. We can enter the property's inner courtyard through an electric gate. There is the parking area with 5 parking places. The garden and the yard was completed in October by the plans of a garden engineer. There is a small jungle gym to entertain the children, so the families have a more comfortable recreation time. The apartments have separate entrances and they are fully equipped: new kitchen, ceramic hob, A++ fridges with freezer, dishwasher, granite sink, microwave oven( everything you need in a kitchen), LCD TV, Wi-Fi. The living rooms are furnished with pull-out sofas, the dining rooms with new tables and chairs. The bedrooms are equipped with IKEA double beds, mattresses (HAFSLO), and of course bed linen (Billerbeck) and satin bed clothes (damast). The apartments have individually controllable, measurable, accountable floor heating, hot water is provided through a buffer tank. The heating system based on a high performance condensing gas boiler (has a warranty) which is in the basement. (The basement area is app. 100m<sup>2</sup>.) The